

**Old Moat Way  
Birmingham  
West Midlands  
B8 2DL**

**Offers In Excess Of £170,000**

**bettermove**



# Old Moat Way Birmingham

Bettermove are proud to present this 2 bedroom terraced house in Birmingham available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

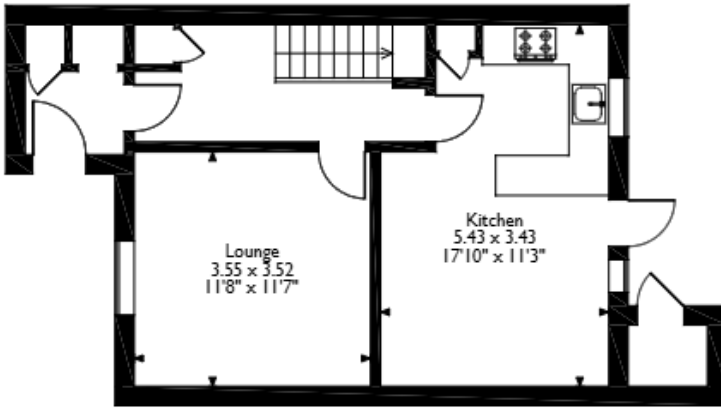
The interior of this property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular area of Ward End, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4040, M6 and many local bus routes.

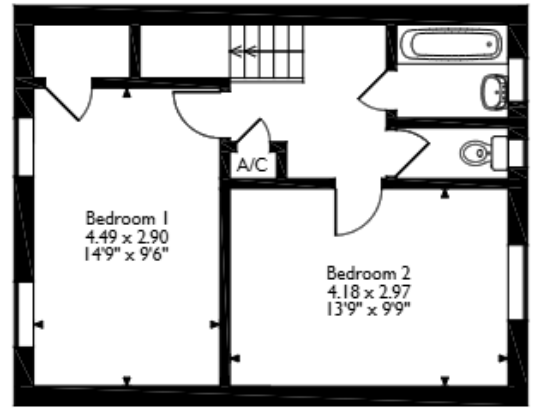
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Old Moat Way, Birmingham  
 Approximate Gross Internal Area  
 Main House = 81 Sq M/872 Sq Ft  
 Outbuilding = 1 Sq M/11 Sq Ft  
 Total = 82 Sq M/883 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)